Difference in prices of flats in Dwarka

2079. SHRI S.M. LALJAN BASHA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that a draw of lot for Dwarka DDA SFS HIG Flats, in Sector-13, Pocket-B, was held in February, 2003 and the draw of remaining flats in the same sector was held in March, 2004 but there is a difference of price in both the draws;

(b) if so, what is the difference of amount and the reasons therefor;

(c) whether Government have received any representation in this regard, if so, the action taken thereon; and

(d) by when the excess amount would be refunded to the affected allottees and if not, the reasons therefor?

THE MINISTER OF URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD): (a) and (b) The Delhi Development Authority (DDA) has reported that in February, 2003, Category III, three bedroom HIG flats of Sector 13, Pocket B, Dwarka were allotted by draw of lots. In March, 2004, MIG flats of the same sector were allotted by draw of lots. In February, 2003, rate of Rs. 12,005/- per sq.m. was charged for HIG flats while in March, 2004, the rate of Rs. 10961/- per sq.m. was charged for MIG flats. The difference in the cost of flats was mainly because of (i) different category of flats; (ii) different plinth areas of flats; (iii) difference in the pre-determined rate of land for HIG flats and for MIG flats and (iv)' reduction in rate of interest with effect from October 2003, from 12% to 10% per annum during the construction period.

(c) DDA has reported that as and when any representation is received, the same is examined as per policy guidelines.

(d) In view of reply to (a) and (b) above, no amount is to be refunded to the allottees.